

RESALE HOMES COLLECTIONS

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ORANGEVILLE/CALEDON
VOLUME 1, ISSUE 3



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Selecting the right realtor when buying or selling a property will give you the results you are hoping for and it will give you the peace of mind knowing that someone is working for you with your best interest at heart.

Purchasing a home will most likely be the biggest investment of your life. With many decisions to be made, a realtor who knows the area and is familiar with the local market and amenities, can help guide and advise you through the entire process and make the entire experience stress free.

Continued on page 4

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Innovative design, modern finishes, forested park-like ravine setting on 2.64 acres. Ultra contemporary kitchen w/granite island, hideaway TV & high end appliance. Master suite has private balcony w/views of forest, his & hers baths w/elegant glass shower. Open ceilings & glass wash this home in natural light, 3rd level lookout deck! Walk-out basement w/bar area, custom craft room, bathroom, gym & extra bedroom. 4 car garage includes workshop. Caledon \$1,799,000

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Broker
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Dale Poremba
Sales Representative
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Jennifer Unger
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Chris P. Richie
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Room for *relaxation.* Designer tips to create calming spaces

(NC) 2020 has been a year of unexpected challenges and change. Now more than ever, it's essential to make time to relax and rejuvenate, especially in the comfort and safety of your home.

As the weather cools and we spend more time indoors, fall is the perfect season to create a soothing oasis at home with calming shades. Drawing from natural tones of stone and sky can help destress and ground you. Here, Sharon Grech, Benjamin Moore colour and design expert, shares her designer tips to help you create room for relaxation.

Uplift your mood with lighter hues. A sense of space and light can instantly lift your spirits, as we head into the colder months of the year. "Choose a light neutral palette to visually expand a room and soothe the senses," says Grech. "Using Benjamin Moore Dune White CC-70, Collingwood OC-28 and Mount Saint

Anne CC-710 throughout your home will create unified and harmonious spaces for comfort and relaxation."

Add soft textiles to bring comfort to the space. Pieces such as curtains, throw pillows or a cozy area rug in similar hues to complement a neutral palette and create an environment that encourages you to slow down and make time to unwind. Choosing touchable accents with natural fibres is a simple way to bring warmth and comfort to any room and establish a unified and calming atmosphere throughout your home.

Bring balance to your work-from-home space. Opt for soothing colours that support focus and calm all workday long, even during your most stressful moments. The green family is known to be the most comfortable for your eyes to process, especially if you spend most of your day looking at a screen.

Need another reason to add this colour to your home office? "Shades of green, like Louisburg Green HC-113 and even the more subtle Flora AF-470, encourage focus and productivity," says Grech.

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435011 4th Line, Amaranth

Sun-filled 3 + 1 bedroom, 4 bathroom bungalow. Renovated in 2019. Roof and all but 2 windows 2018. Finished lower level with a beautiful one bedroom in-law suite with a walk-out to the backyard and hot tub. Workshop 26 X 22, tandem building 22 X 11, both with 100 Amp service.



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Boost your home's curb appeal with colour

(NC) With many of us spending more time at home, this summer is the perfect opportunity to reinvigorate your house with inspiring design that welcomes you. Sharon Grech, Benjamin Moore colour marketing expert, shares her top tips on how to boost your home's curb appeal.

FIRST IMPRESSIONS COUNT. The front door sets the tone for your entire home. Whether it's a new coat of paint to freshen up a well-loved hue or adding a new pop of colour to your front door, don't be afraid to make a statement with your entryway.

"A richly saturated sapphire blue, like Blue Danube 2062-30, will add interest and elegance to your front door," says Grech. Looking to take your transformation one step further? "Painting the ceiling of a covered porch in a coordinating colour is a great way to add even more visual interest and appeal to your front entrance."

THE DIFFERENCE IS IN THE DETAILS. Not ready to repaint your whole exterior? Choose small but impactful areas to update. A fresh coat of paint to exterior shutters or window and door trim can instantly elevate curb appeal. Brighten up an otherwise neutral look with a vibrant new shade, or add neutrals to complement bolder hues. "Benjamin Moore Aura Grand Entrance paint is a perfect choice for Canadian home exteriors because it ensures a beautiful and resilient finish that will last for years," says Grech.



BRING THE INDOORS OUT. Get the most out of the summer months by creating inviting outdoor living spaces that reflect the style and comfort of your home. "Simple additions like a welcome mat, outdoor rug or cozy throws and cushions for your outdoor furniture are ideal ways to add texture. Adding flowers, plants and herbs in your own hand-painted pots will bring more colour and a seamless sense of indoor/outdoor living."

YOU DON'T HAVE TO DIY. Don't want to do it yourself? Consider hiring a professional painting contractor who can achieve a flawless finish on your home's exterior. Hiring a professional will help you achieve beautiful results and has the added benefit of supporting small businesses in your community.

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3 BEDROOM 3 BATHROOM HOME IN BOLTON



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SOLD

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SOLD

41 GOLDEN GATE CIRCLE



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The Chris Richie Group at Re/Max In The Hills Inc., are a dedicated group of professionals with the experience and knowledge of the region to help you achieve your real estate goals.

Chris P. Richie is the Broker of Record at the Airport Road real estate office.

With intimate knowledge of the market in Mono, Caledon, Dufferin County, and the surrounding area, the team at Re/Max In The Hills Inc. is knowledgeable of both an urban setting and the many rural properties that are unique to the area.

“To be able to know what’s happening in a region, you really have to be a part of that area,” explained Re/Max sales professional, Sean Anderson. “You have to know what’s happening

with the town or the township.

A local representative will be more in-tune with what’s happening with the municipality, local government, and what is affecting development. We also know the community as far as schools, recreational activities – all those things that make living enjoyable.

Our team here is a part of that community. With our team, we have the ability to give the client the full experience of our area.”

It is important to be aware of fair market values in the area you are searching. Home prices vary from place to place and depend on many different factors.

A good realtor will know the current market

and the variables that can affect the price of a property. It is this inside knowledge of both the area and market trends that allows a realtor to provide you with the information you need when negotiating a selling or buying price.

“You can get caught up in national averages and price gains, but you have to know each neighbourhood,” Sean explained. “There are different factors that affect prices. Even in a single neighbourhood, there are places that have a different value than others. A realtor that is local is going to be in tune with that – even on a day to day basis. We try to give our clients a very accurate sense of what the market is going to bear. If you don’t price your home properly, you will end up hurting yourself in the long run.”

Working with a local realtor who knows the area, the trends, the market, and is knowledgeable of real estate transactions is your best bet to ensure a smooth process when buying or selling property.

The team at Re/Max In The Hills Inc. have the dedication and knowledge to provide a stress free and positive experience for you when you purchase your next home or put your current abode on the market.

With over 60 years of combined experience and thousand of sales, the Richie Group has a proven track record in the region.

The Re/Max In The Hills office is located at 933009 Airport Road, at Highway 9.

– Written by Brian Lockhart



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Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com

Advertising Sales Representative
ERIN LUCKETT
erin@lpcmedia.ca

Advertising Sales Representative
VICKI MEISNER
vicki@lpcmedia.ca

Advertising Sales Representative
DOUG SHERRITT
doug@lpcmedia.ca

Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca

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LOOK AT THAT STOVE! Immaculate country kitchen features Heart-land cookstove, walkout to patio & open concept eating area. 4 bed, 3 bath farmhouse, 54 acres with original bank barn & drive shed.

\$2,490,000



OPEN CONCEPT DINING Broad kitchen island overlooks living area. Dine next to large windows for outstanding views. 50 acres of mature landscape. Custom designed with multiple walk-outs.

\$2,149,000



COMING SOON TO MLS Spacious kitchen with exposed stone wall is sure to spark conversation! 1885 built house with wide trim, doors, pine floors & staircase, deep window wells + a huge board & batten addition to compliment the living space. 100 acre property. The list goes on...

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CLASSIC COUNTRY KITCHEN Spacious kitchen features walkout to side-deck w/ spa for warming up this fall. 125 acres feat. farmhouse, double garage, inground pool, 30'X72' horse barn w/ 11 stalls + wash stall, tiding arena 72'X120', original bank barn and outdoor sand ring.



\$595,000



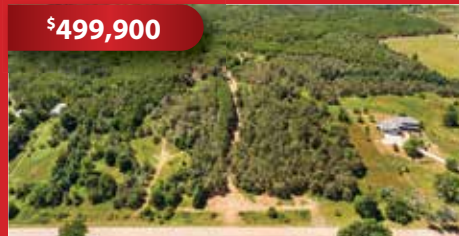
HUNT FOR TURKEY DINNER 44 Acres Off County Road 11. Property features mixed bush, open meadow and spring-fed Pond.

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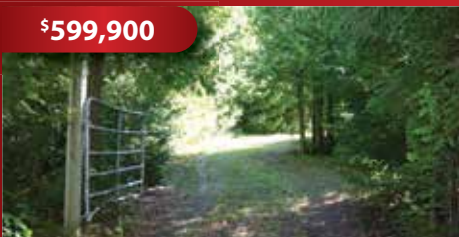
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Downsizing your home can upgrade *your life*

(NC) We are often told that “bigger is better” when it comes to our buying choices. We’re encouraged to supersize our takeout meals, go after a higher paycheque and purchase the biggest TV we possibly can. But downsizing shouldn’t be looked at as a negative, especially when it comes to your home.

Although it takes a shift in thinking to get away from the “big is best” mindset, finding a home that’s the right size for you can really pay off.

Less stress, more free time. Having fewer rooms and smaller spaces means less time cleaning and maintaining your home. A house that requires minimal upkeep can be a boost to your daily life. If you’re looking for a close-knit neighbourhood with amenities and social activities, a land lease community could be a great fit. If you’re completely done with yardwork and home maintenance, a condo could be the answer. If gardening is your passion, look for a smaller home with ample yard space. There are enough right-sized home options available for everyone to find their happy place.

More money for your pocket. The math is simple. Lowering your mortgage payments, or not having a mortgage at all, equals having more money to spend on other things. It also costs a lot less to heat or cool a smaller home. You can also expect your property taxes, home insurance and maintenance expenses to be reduced when downsizing. Having extra funds in your



bank account each month means you can use your money to do things you love and break the cycle of feeling house poor.

Smaller home, happier planet. Living in a smaller house is better for the environment. It reduces energy consumption, especially if the house uses high-efficiency windows, thermostats and other eco-friendly technology. You’ll also lower your consumption in a right-sized home. If there’s no space to put things, you’re less likely to buy extra furniture, clothing and other consumer

goods. Finding a house in a walkable community with amenities and activities close by also keeps you out of your car and reduces your carbon footprint.

Overall, having a smaller home to pay for and maintain can be a major upgrade to your lifestyle. With the variety of home ownership options available, there are many opportunities to find a home that fulfills you personally and financially.

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Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.



Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - August			
	August, 2020	August, 2019	% Change
# of Active Listings	103	223	-53.81%
# of Sales	75	43	74.42%
Average Sale Price	\$933,923	\$802,816	16.33%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - Aug, 2020	Jan - Aug, 2019	% Change
# of Sales	430	370	16.22%
Average Sale Price	\$795,321	\$689,135	15.41%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	103
Divided by Sales per Month	75
Months of Inventory	1

There is currently 1 month of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2020 vs. August 2019

The number of active listings in Dufferin (excluding Orangeville) decreased by 53.81% in August 2020 over the same month in 2019. The number of homes sold increased by 32 homes or 74.42% in August 2020. Average sale prices increased by 16.33%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 60 homes in August 2020 over the same month in 2019. Average sale prices were up by 15.41%.

Connecting with local business provides solutions for home buyers

IF YOU ARE A SMALL BUSINESS OWNER OR OPERATOR, you know how important it is to maintain your connections with other businesses in your community.

Local businesses support each through cooperation and mutually assured goodwill.

This cooperation serves to help real estate brokers and sales representatives to assist their clients in many ways.

Local realtors live, work, and shop in the towns they call home and have intimate knowledge of the services and amenities available to local residents. They support local businesses on both a personal and business level.

Moving to a new location can be intimidating for many people as they aren't familiar with all the amenities that a new town or region can provide.

Your local realtor is knowledgeable of the neighborhoods, schools, shopping areas, transportation, club, sporting events, and recreational venues, that you may be interested in.

They can even provide you with updated information on decisions made by the town council that may affect your decision to purchase in an existing neighborhood or a brand new development.

Many new home buyers will decide to refresh an existing home or even do major renovations before they move in or after they have established residence.

Finding the right people to help you with your plans can be a real challenge.

An experienced realtor is plugged into the local business pipeline and can recommend reputable local contractors and related service people who will help you achieve your goals.

A realtor will know which companies have a long standing reputation for quality service and they will recommend someone they know who has gained the trust of local customers.

This knowledge of local business extends into all avenues that are related to real estate and which services are available.

From home inspectors, interior designers, home stagers and organizers, to lawyers, accountants,

...Having professionals who can help you with this new experience will make everything much easier...

and mortgage brokers, if you need the services of anyone who provides real estate related functions, your local realtor can suggest a competent and trustworthy professional to help you.

The list includes mortgage lenders, social media specialists, and financial experts.

Realtors deal with all these professionals on a daily basis while helping their clients achieve their home ownership goals.

For people who are interested in moving to a rural property in Dufferin County or the surrounding area for the first time, a realtor can guide you and offer advice about the nuances of country living.

Experiencing rural living for the first time can be somewhat overwhelming. Learning about wells, septic systems, and other challenges related to country living can be intimidating for someone who is used to a more urban setting.

Having professionals who can help you with this new experience will make everything much easier.

A good realtor keeps in contact with their clients and is readily available to help when needed during the entire home buying or selling process.

Realtors have a tight network in the business world and work well together within their own industry.

Because of good relationships between local realtors, they will share information and help each other when recommending local business contacts.

The Orangeville and District Real Estate Board has your best interest in mind when you are selling or purchasing a home.

The ODREB website has a full list of trustworthy real estate related businesses on its website to help you make wise and informed decisions.

Michelle Ziniuk, Broker @ Coldwell Banker Ronan Realty, Past President ODREB.

Written by Brian Lockhart



Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

The Board fosters understanding and co-operation amongst the members resulting in enhanced professional services to the public.



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\$1,599,000



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Stately Victorian On Broadway. This Grand Old Lady Is Zoned C5 Allowing Many Uses. Previously Bed And Breakfast. Rear Lane And Broadway Access. Lots Of Parking.
\$959,999

487227 SIDEROAD 30, MONO



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\$1,399,000

554415 MONO AMARANTH TOWN LINE



Meticulously maintained bungalow with over 3500 sq ft. of finished living space, less than 15 minutes from Orangeville. 1.03 acres. 3+2 bedrooms, 16 x 20 Shop w/electricity.
\$999,900

FAITH, COMMUNITY, EXPERIENCE... IT'S WHO WE ARE!



How to win a real estate *bidding war*



While the phrase bidding ‘war’ sounds like a real battle when it comes to placing an offer on a property, it’s not quite as hostile as it sounds.

You won’t meet the people you are at war with and you won’t be standing on the front lawn of a home shouting out bids in an effort to one-up the competition.

It is, however, an effort to place an offer on a house that will get you the end prize – a new home.

Currently, Orangeville and the surrounding region is experiencing low inventory when it comes to properties on the market compared to a large number of buyers.

The Toronto Real Estate Board which includes much of the GTA including Orangeville reported a total of 66,000 property transactions in the month of July. This is the highest number on record for that month.

In real estate circles, agents refer to three types of markets - a buyer’s market, a seller’s market, and a balanced market.

In a buyer’s market, homes for sale are plentiful and a potential buyer will have more time to look around and make an informed decision.

A balance market is more of a level playing field where buyer’s and seller’s both have opportunities.

In a seller’s market, there is not enough inventory to meet the demand and buyers are scrambling to find a home to purchase.

This leads to multiple offers on the same

home from different bidders.

Typically, during a sellers market, a home will be listed and slightly undervalued to attract potential buyers.

For an initial period the home will be available for a showing and clients will tour the home and make up their mind if they are interested in making an offer.

When the opportunity to place an offer on a property becomes available, a hot market will start the bidding process.

With abundant competition in the market, home buyers are aware that other people will be placing offers on the home at the same time.

This quite often results in bids that are over and above the selling price and market value of the home as buyers do what they can to try to secure a deal.

While this may all sound intimidating to inexperienced buyers, there are some things you can do to make the entire process a lot easier and less stressful.

To start, you must be ready to make a valid offer. To be ready, you should have already been pre-approved for a mortgage and know the amount you are eligible to receive.

Routinely, only half of all potential buyers have sought pre-approval before making a bid. Not being approved means you have greatly reduced your chances of being successful in a bidding war.

Secondly, when you decided to place an offer, you must use common sense and only make an offer you are comfortable with. There is no sense in outbidding everyone else only to realized you simply cannot afford the mortgage payments and will be getting into a financial situation that will leave you drowning in debt.

Thirdly, act fast. Advice from real estate agents to buyers when seriously considering a property is to not delay.

If you wait, then most likely in the current hot market, by the time you do decide to make an offer, there will already be several offers ahead of you.

In today’s market you may also have to make an offer that is straight forward. If you require special conditions such as waiting for your current home to sell before buying the new property, that will almost certainly put you at the bottom of the list.

The current market is working in favour of the seller. Most people will not look favourably on an offer that comes with conditions and they will most likely just turn to the next offer to make a deal.

Placing an offer on a home can be a stressful experience for a lot of people. Working with a qualified and experienced realtor to help guide you will make the entire process much easier.

You can rely on the advice from an experienced realtor if you find yourself in a situation where multiple buyers are bidding on the same property.

You will learn when and how to make a successful bid, and when you should simply walk away and look at other properties.

The current market is showing no signs of slowing down and the real estate industry is expecting the market to remain in control of the sellers for quite some time.

Before you decide to take part in the ‘bidding war’, make sure you are prepared and knowledgeable of what may happen and how best to make your offer the one that counts.

– Written by Brian Lockhart
Information provided by Jerry Gould and the Gould Team ReMax Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
www.kissrealty.ca



Small budget,

BIG IMPACT:

3 powerful, low-cost ways to update your space

(NC) Giving your home a makeover doesn't have to break the bank. From tackling weekend DIY projects to transforming the furniture you already own, there are many ways to make big changes on a small budget. Here, Sharon Grech, Benjamin Moore colour and design expert, shares her top three tips for refreshing your home on a budget.

BEAUTIFUL DIY KITCHEN UPGRADES.

Transform your kitchen without the cost of a full renovation by repainting kitchen cabinets. "You can easily achieve a completely new look in a wee end by repainting your upper or lower cabinets," says Grech.

Looking for an update, but not ready to commit to repainting all your cabinets? "Paint the cabinets on just your kitchen island a bold colour like Hale Navy HC-154 to make this the focal point of the room and transform the look and feel of your whole kitchen."



DON'T REPLACE, REPAINT.

Instead of replacing wooden furniture, consider repainting it to give your home a revamp. From wooden chairs to coffee tables and dressers, you can easily update furniture yourself to give it a fresh new look. "Benjamin Moore Advance paint is also an excellent choice for painting furniture. Always make sure to sand, clean and thoroughly prepare any surface before painting to ensure beautiful results."

DIP YOUR TOES WITH AN ACCENT WALL.

Want a change but not ready to repaint a whole room? Accent walls are a favourite designer trick to introduce colour into neutral spaces. Not only is painting an accent wall an easy weekend project, it refreshes a room and gives any space personality and flair.

"This fall, choose hues that pull inspiration from the changing leaves, like Greenfield Pumpkin HC-40, Prairie Lily CC-98 and Golden Tan 2152-40, to introduce warm seasonal colour into your home."

www.newscanada.com

3 Steps

for creating an at-home workspace for kids

(NC) Back-to-school is going to look different for many of us this year. And students of all ages will be doing more learning at home, so it's important to ensure they have a workspace that will help your child thrive.

Here, Sarah Gunn, designer and former teacher, shares her top tips for a productive space:

1 Create an inspiring environment. The first thing to keep in mind is how your child likes to work. Are they easily distracted, or do they enjoy the company of working around other people? Choose a space that best suits their learning style – whether it is a secluded spot, or a corner in the kitchen, dining room or living room.

2 Get everyone in on the setup. Involve your children in preparing their at-home workspace. Be sure to include a large work surface, a comfy seat and task lighting. Staples Canada is a great resource for modern workspace options. Once you have the basics, personalize the area with items like a favourite stuffed animal, photos of friends or their artwork.

3 Stock up for success. Have all the tools your child needs within easy reach and use colourful containers to keep supplies organized. If they work in a shared area, like the dining room table, designate a large container to store materials out of sight when they aren't in use.

Find more ideas at staples.ca/backtoschool.

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Old St. James Anglican church - now a vintage lighting shop



Vanessa Dragicevic shows off Art Deco glass tubes for lamps, standing in her fabulous vintage light shop in the converted St. James Anglican Church

HOCKEY VILLAGE Is still a really historical village

In the village of Hockley, there is a little house next to the Hockley General Store, which is Arvella's Spatique, a place of calm and pampering. The business is owned and operated by Arvella Giesbrecht, wherein, nowadays, are also Shae-Lynn, a hairdresser and Christina Barrett, a homeopathic doctor.

"We were closed between March and June and most people were excited to get back in," Arvella said. "I just take it a day at a time for the moment,"

Hockley Village is extraordinary. It is small but home to several places of interest. Centre to it all is the brand-newly re-opened Hockley General Store. Sitting outside, at one of their picnic tables, enjoying a coffee, a masked Ian Wookey, owner of the store, stopped to chat.

"Since the accident here," Mr. Wookey said, glossing over the bureaucracy, insurance and the complications COVID imposed, "We wanted to open in April but there was still too much to be

done but, by now, we decided to open. It was still too soon but I told them, 'Just serve everyone coffee. If there's still lots of stuff to come, we want to be back as part of the community.'

Early days though it is, there were plenty of visitors going into the store for that coffee or whatever sandwich or baked goods were available.

"By Thanksgiving," Linda Wookey had told the Citizen earlier, "everything will be ready."

A tidy history of the village was written up by local historian and artist, Jacques Brooksbank in a cookbook, assembled and published by Hockley United Church in 2002. In it, he explains that in 1837, the original settler, John McFarlane "established a grist and lumber mill down by the river, also a hotel and homestead on the future village site."

The name of the village and the whole valley was confirmed by the founding of the post office in 1863, by which time Thomas Hockley had purchased McFarlane's land and hotel, then the Hockley Hotel, giving the village its name. Thomas Hockley built a grist mill in Albion-Peel [now Caledon] in 1857, "subsequently called Centreville," Jacques Brooksbank wrote. "The modern ordinance map still identifies the Centreville Mill Valley as Hockley Valley."

In such an enclave, it is remarkable that so many heritage buildings are still in use, a list of ten: homes, churches, businesses and a community centre.

Since the sale of the former St. James Anglican Church, built-in 1891, it has passed through various hands until Vanessa Dragicevic, purveyor of antique, vintage and Art Decor lighting, rebuilt the side buildings, maintaining the church itself for her shop.

"Everything is made to be replaced," was her comment about her lights. "Here it is all recycling beautiful old things made safe, clean and refin-



Hockley Church



Arvella Spatique

ished. I restore a light from the ground up. My mentor, [a Dutchman] James, taught me so much, even how to fish wire through the arms of a lamp."

The Hockley United Church was gifted to the community on the condition it would be cared for and is under the care of the Historical Heritage Community Hall and Church (HHCHC), an incorporated organization overseeing the two buildings, their use and upkeep.

Tom Darlow, president of the HHCHC, told us, "At this point, we're not open. Basically what the health authority says, as social distancing is required if people having an event in the hall, were not taking care and someone got sick - we could be sued. What's keeping the lights on is money we have saved from past events and membership.

"If anyone is interested in becoming a member a please go to the website www.hocklyvillage.com," he said.

"Nestled peacefully in the valley, ...Hockley Village is a walk through time.." says 150th Anniversary plaque from the Ontario Government.

What more can you ask from a quiet place to live?

- Written by Constance Scrafield



Hockley General Store



Paul Richardson

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MARKET AREA STATISTICS

Orangeville August 2020

Orangeville Statistics - August

	August, 2020	August, 2019	% Change
# of Active Listings	44	85	-48.24%
# of Homes Listed	78	70	11.43%
# of Sales	68	61	11.48%
List Price vs. Sale Price Ratio	103%	98%	5.10%
Average Days on Market	12	29	-58.62%
Average Sale Price	\$649,765	\$557,039	16.65%

Orangeville Statistics - Year to Date

	Jan - Aug, 2020	Jan - Aug, 2019	% Change
# of Homes Listed	515	636	-19.03%
# of Sales	401	420	-4.52%
List Price vs. Sale Price Ratio	101%	99%	2.02%
Average Days on Market	17	24	-29.17%
Average Sale Price	\$630,434	\$559,072	12.76%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	44
Divided by Sales per Month	68
Months of Inventory	1

There is currently 1 month of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2020 vs. August 2019

The number of active listings in Orangeville decreased by 48.24% in August 2020 vs. August 2019. 8 more listings came on the Toronto Board in August 2020 vs. August 2019, which is a increase of 11.43%. The number of homes sold increased by 7 homes or 11.48%. The average days on the market went down from 29 to 12 days. Average sale prices were up by 16.65%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Orangeville, year-to-date decreased from 636 to 515, which is an decrease of 19.03%. The number of homes sold decreased by 19 homes. The average days on the market decreased from 24 to 17 days. Average sale prices were up year over year by 12.76%.

Caledon August 2020

Peel - Caledon Statistics - August

	August, 2020	August, 2019	% Change
# of Active Listings	227	248	-8.47%
# of Homes Listed	272	150	81.33%
# of Sales	156	106	47.17%
List Price vs. Sale Price Ratio	99%	98%	1.02%
Average Days on Market	16	29	-44.83%
Average Sale Price	\$1,100,634	\$933,722	17.88%

Peel - Caledon Statistics - Year to Date

	Jan - Aug, 2020	Jan - Aug, 2019	% Change
# of Homes Listed	1,329	1,424	-6.67%
# of Sales	738	703	4.98%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	23	30	-23.33%
Average Sale Price	\$1,061,217	\$934,412	13.57%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	227
Divided by Sales per Month	156
Months of Inventory	1

There is currently 1 month of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2020 vs. August 2019

The number of active listings in Caledon decreased by 8.47% in August 2020 over the same month in 2019. The number of listings that came on the Toronto Board in August 2020 vs. August 2019 increased by 122 homes or 81.33%. The number of homes sold increased by 50 homes or 47.17%. The average days on the market decreased from 29 days to 16 days. Average sale prices were up by 17.88%.

Year to Date 2020 vs. Year to Date 2019

The number of homes listed in Caledon, year-to-date decreased from 1,424 to 1,329, which is a decrease of 6.67%. The number of homes sold increased by 35 homes or 4.98%. The average days on market decreased from 30 days to 23 days. Average sale prices were up by 13.57%.

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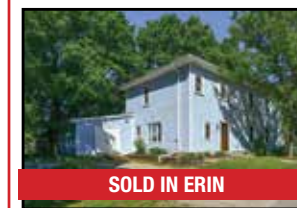
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Warburton's Strawbale HOUSE

“WE BUILT THE HOUSE 22 YEARS AGO,”

David Warburton said, recalling that his daughter, Bonnie, was two at the time. “The first time she was in the house, it was under construction and she disappeared. – we looked for her and she was climbing almost to the top of the ladder, where the stairs hadn’t made built yet. One of the men told us, ‘Don’t say anything – no sudden noises.’

“I went as a catcher under the ladder. One of us went up after her to get her down but she was fearless.

“Twenty-two years, what was interesting about it was that there a thing that allowed us to build: Canada Mortgage and Housing had done a huge amount of study about strawbale and that reassured to the investors that it was good and viable. We think it was viable for low-cost housing. We believe there was sort of a mini-movement and then, all the excitement and enterprise went out; it turned out to be kind of niche.”

He suggested, “The thought at the time is that technology is good and everything untouched by tech can’t be good.”

Then: “strawbale is the lowest footprint; you’re really building like a bird. It’s also the way people used to do their homes.”

Of living in this non-tech strawbale house for these last two decades, Mr. Warburton says, “It’s been wonderful. How’s a new house going to weather? This house has stood extraordinarily well. There have been no issues.”

He continued, “One of the most remarkable things, in strawbale houses, there’s a constant stream of air. So, the air is never stale; the house feels fresh. We don’t get winter nose and the other wonderful thing is we still have the smell of this wonderful cedar - nothing nicer than that.”

As this was such a hands-on endeavour, the history was clear: “We broke ground in July and we were in by Christmas and that was the intention.”

He detailed the construction, “Chicken wire, inside and out, protecting the bales after the bales were set. The chicken wire is placed and, using great big needles and pulling baling twine, pulled the chicken wire up to the bales, tightening them and keeping them in place. Two people working in tandem on either side of the walls, with those big quilting needles, pushed them through carefully and then pulled it tight – that was a favourite activity that quilting people had in their background.

“Then, we had the stucco applied directly to the chicken wire – three coats and the last coat was tinted.

“There were moments of great vulnerability. If the bales are wet from the top, you’re done. If they get wet from the sides, they can dry.

“We wanted post and beam because we wanted to stack the house to accommodate heat rise. One of the things that is not conventional, is you put the roof up as soon as you can. The roof doesn’t rest on the bales at all.

“People are building crappy houses to save money but strawbales is way cheaper than any kind of building because the walls are 30% of the building.

“There is such a thing as the desirable strawbale. You ask the farmer to sharpen his blades so that a clean cut is sustained and ideally tight, clean bales – just as you would bricks. You want consistency in size and shape. I think we bought in 700 bales. We talked about our ideal bale with the farmer and he was tickled at the idea; he kept track of the process.”

A more common use for strawbales, “We have a strawbale shed for chickens -that’s really where it has the most currency.”

“To prove the longevity of the straw,” Mr. Warburton related, “We were in New Mexico and we went into a mom-and-pop store. They told us, ‘You have to see what we’re doing – we’re renovating the upstairs.’ They had taken off the old lathe and stucco and yet the straw was still yellow and fresh.

“When we sat down with our architect she was the one who suggested a strawbale house. There is a foundation but not a basement – the excavator came to us with a very sad face, ‘I found the stream,’ he said, ‘right under the house.’ So, we had to work around that.

“The bales go up into the roof but as we built such a big roof, we had lots of storage under the roof.”

Defining their home, “There’s no broadloom; in some ways, it’s more a cottage than a house. It’s designed to have the same enduring quality as a house from the 12th Century. At the heart of the house is the Masonry Stove. The house is meant to hang off the stove, the centre of warmth, of the room.

“Early on,” David Warburton offered: “There were novelty house tours, and we were on a lot of tours. Once, an elderly gentleman sat in the living room on a chair and he was not passing through, he was observing – I went to talk to him, sat down and he asked, ‘How many kids you got?’ ‘Two,’ I told him. ‘Oh, that’s not enough,’ he said.

“He was Polish and the reason he just sat there, he was so forcefully remained of his childhood home in Poland. He said not enough – there were 14 kids in his family and they all slept around the stove. By his standards, we should have had 12 children.”

As for the future, “I think that at this point, I’m doing what it takes to look after the house so that our kids will have a place to go.”

He said, “Building a strawbale house is one of the most thrilling things I’ve done in my life. They had to kick me out so that I would go to work but I wanted to stay and help out because it was so thrilling,” reminding us all - “building your own house is something we’ve been doing forever. Building this way allows you to really participate in this. Some of the people who participated, actually wept because it was all so wonderful. We got our house; we got every hinge, doorknob and light fixture, a diary of who we are is encased.

“I would build another one in a heartbeat. There are still people that do this.

“It is also about being part of a tradition, going back generations. It’s almost molecular,” said David Warburton.

– Written by Constance Scrafield



Exit Realty Hare (Peel), Brokerage

Expertise in Selling and Buying Rural Properties in the Region

With the constantly changing landscape of real estate in the region, keeping on top of trends, market value, and the evolving situation with current and future development is important for those who are thinking of buying or selling property in the GTA.

The Team of Eugene Dignum and Stephen Dignum at Exit Realty Hare (Peel), Brokerage has a unique experience when it comes to staying ahead of the market and looking forward with regards to expansion, strategy, and change coming to the region – especially when it comes to properties in the more rural areas.

Both Eugene and Stephen are local residents living in Orangeville and Alton respectively and are highly knowledgeable of the local market when it comes to both rural properties and living in town.

Being central in the Dufferin – Caledon area, they also have a special interest in the rural properties of the region and how planned expansion and development will affect property values over the coming years.

The area that will eventually contain the GTA West Multimodal Transportation Corridor is of special note to property buyers, investors and sellers, and both Eugene and Stephen are very involved in keeping up to date on the planning

of the route and the impact a new 400 series highway will have on the region.

The Province's plan is to build a new highway that will stretch from Highway 400 in Vaughan, through the south end of Caledon, and connect to the 407 south of Georgetown.

"A large part of our business is dealing with rural properties and farm properties," Stephen explained. "We think we have a niche expertise and a specialty in rural, farm, and development properties in addition to our experience with in-town residential properties. Many are moving from rural to urban areas and from urban to rural

areas for different reasons. Both Orangeville and Caledon have been impacted by growth factors that have happened over the last few years and we've made it our priority to be informed and up-to-date with the planning in and around these areas. Development is happening in these municipalities and over the years we've had the opportunity to work with some of those developers

in the areas where growth is possible. We've kept in-tune with the planning process, the town's official plan, and land-use policies. The GTA West Highway Corridor has been a big part of that planning process. We represent some of the land-owners and stakeholders within that corridor.

Land values in South Caledon, in particular, have been affected in large part due to Ontario's Greenbelt Policy, which is also important to familiar with when buying, selling and investing in rural properties."

They have worked extensively with property owners along this planned stretch of highway and work with their clients to achieve the best value when they decide to enter the market. Both Eugene and Stephen are actively involved in research, advisory groups and attending public meetings that outline future plans for the Corridor.

"We work with property owners who would like to benefit from the increasing land values due to these social and economic factors by entrusting us to market their properties for sale, and this helps

us with potential buyers interested in investing in the future growth of our community," Eugene explained. "We have knowledge and experience that helps us to give a realistic value of a property based on those factors so that sellers and buyers can make an informed decision. We take the time and effort to find out as much as possible about a property to facilitate a successful sale."

Expansion, development, and new infrastructure will have a huge impact on the region in the coming years.

Working with professional realtors who understand the market, the trends, and who have expertise in rural properties is your best bet for a successful outcome if you are planning on selling, buying or considering investing in a rural property for future considerations.

Eugene and Stephen Dignum have the experience, expertise and knowledge of real estate in the region to guide you through a prosperous real estate transaction.

Exit Realty Hare (Peel), Brokerage is located at 134 Queen St E., Brampton.

You can visit them on-line at; www.eugenedignum.com or www.stephendignum.com for more information.

– Written by Brian Lockhart

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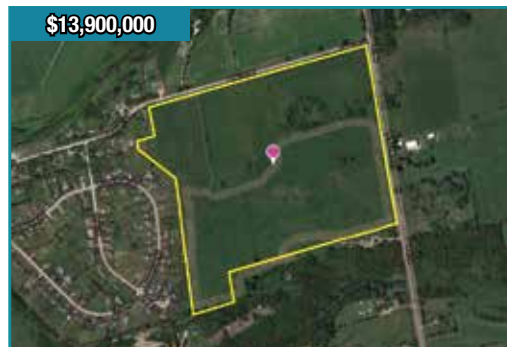
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Broker
seananderson@remoxinthehills.com



Dale Poremba
Sales Representative
dale@remoxinthehills.com

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4+2 bdrms, 6 baths, 10 ft. ceilings on main level. Cathedral ceiling in foyer, massive master suite, main level office, w-out bsmt w/2 bdrms (each w/full bath), kitchenette & access to your backyard resort. 27 acres w/inground pool, sport court, rolling fields & trails thru forest. Private circular drive, 4 car garage, additional driveway to access north field. **Caledon \$2,395,000**



UTMOST QUALITY & DETAIL

Serene country residence on 14 acres. Sleek yet refined interior w/multiple windows & walk-outs maximize the views even from the finished w-out basement. Hemlock flrs, multiple fireplaces, gourmet kit open to sunroom, master has 4 pc. ensuite & his/hers closets. Sensational grounds, massive deck & outbuilding for storage. **Mono \$1,999,000**



UNIQUE PASSIVE SOLAR HOME

2.5 storeys, 4 bdrms, 3 baths, 3rd level loft & part fin. bsmt w/rec. rm & library. Vaulted ceiling sunroom, master has 4 pc. ensuite & fireplace, kit w/island & hdwd flrs, living rm w/fireplace & w-out to sunroom. 3 car garage + det. 3 car shop w/loft. Pool, cabana, sound system, waterfall, hot tub, trails on 18 acres. **Caledon \$1,849,000**



BEAUTIFUL 25 ACRE GEM

Meticulously transformed into a one of a kind estate blending modern design with the charm of a historic villa. Upscale & custom finishing, copious sunlight, breathtaking views. Feature extensive stone, vaulted ceilings, fireplaces, walnut features, fin. bsmt, sauna, pool, ponds & heated/cooled workshop. Rare pkg for private retreat. **Caledon \$2,499,999**



CHURCH TURNED INTO AMAZING HOME

Total transformation into open concept bungalow w/2+3 bdrms & 4 baths. True cathedral ceilings, maple flrs, kitchen w/6 burner gas stove & high-end s/s appliances, 3 spacious bdrms w/luxury baths & heated flrs in lower level & loft bdrm. State of the art 3 car garage w/10 ft. bay doors & nanny suite above. **Melancthon \$979,000**



VERY UNIQUE OPPORTUNITY

This property has 2 homes, 2 barns, drive shed & 88 acres of beautiful land. Healthy mature forest, ever flow stream, original log home built in 1954 with 3 additions over the years & 2nd residence built in 2004 which offers living space for extended family. Property with 2 road frontages & enormous potential. **Mono \$1,479,000**



1.2 ACRES IN HOCKLEY VILLAGE

3+1 bdrms, 3 baths, w-out bsmt w/kit, bdrm, family rm, office & bath, perfectly set up for 2 family living. Cathedral ceiling in living rm, updated master bath w/heated flrs, durable hdwd & ceramic flrs, open kit to family rm & access to views from the deck. Fully fenced lot, furnace & A/C 2018 & 2 car garage. **Adjala \$1,249,000**



28.89 ACRES IN MULMUR

Rolling hills, mixed bush & meadows as far as the eye can see. Build your dream home like you've always wanted, just let your imagination do the work. Near golf, ski hills, biking, hiking, horse riding, all you would expect from a country retreat with 2 road frontages. **Mulmur \$519,000**



49 ACRES IN THE HEART OF CALEDON

On Heart Lake Road with substantial open farm land, some forest & a small pond at the front of the property. Ideal property to build your dream home with outbuildings, pool, etc. or hold onto it for future investment. **Caledon \$1,349,000**



51.81 ACRES JUST OUTSIDE CALEDON VILLAGE

Views across ponds towards Conservation lands & gently rolling land which would be ideal for your country dream project. Old farmhouse may serve to save on some development fees, set back from the road w/private drive. Ideal location for a private escape close to golf & shopping. **Caledon \$2,400,000**



53 ACRES ON THE EDGE OF ORANGEVILLE

Minimal conservation, great building sites for your custom home, gently rolling but mostly flat land w/some trees. Prime growing soil as per seller for agricultural operation, 3 phase power which is ideal for a shop. On a paved road w/current low property tax related to farm tax credit. **Mono \$995,000**



23.66 ACRE LOT IN MONO

Build your dream home tucked away w/forest, pond & privacy at your fingertips. Set your custom home for the best advantage of each. Have trails for hiking, dog walking or winter sports. The possibilities are limited only by your imagination, it is a nature lovers paradise. **Mono \$679,000**